106.0	0001	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,357,700 / 1,357,700
					USE VALUE:	1,357,700 / 1,357,700
					ASSESSED:	1,357,700 / 1,357,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN PHILLIP E
Owner 2:	SHEEHAN-CLORAN CAROLYN
Owner 3:	
Street 1:	102 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,813 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2757 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18813.000	495,600	800	861,300	1,357,700
Total Card	0.432	495,600	800	861,300	1,357,700
Total Parcel	0.432	495,600	800	861,300	1,357,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.54 | /Parcel: 492.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67796

GIS Ref

GIS Ref

Insp Date 09/24/18

!8357!

PREVIOUS ASSESSMENT

Parcel ID 106.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,500	800	18,813.	861,300	1,357,600	1,357,600	Year End Roll	12/18/2019
2019	101	FV	394,300	900	18,813.	861,300	1,256,500	1,256,500	Year End Roll	1/3/2019
2018	101	FV	394,300	900	18,813.	738,300	1,133,500	1,133,500	Year End Roll	12/20/2017
2017	101	FV	394,300	900	18,813.	689,100	1,084,300	1,084,300	Year End Roll	1/3/2017
2016	101	FV	394,300	900	18,813.	590,600	985,800	985,800	Year End	1/4/2016
2015	101	FV	356,500	900	18,813.	529,100	886,500	886,500	Year End Roll	12/11/2014
2014	101	FV	356,500	900	18,813.	489,700	847,100	847,100	Year End Roll	12/16/2013
2013	101	FV	356,500	900	18,813.	467,000	824,400	824,400		12/13/2012

PRINT

Date	Time
12/10/20	22:56:02

LAST REV

Date	Time
10/05/18	11:58:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARDY RITA	1177-121		9/22/1997	Family	99	No	No		Y

USER DEFINED

Prior Id # 1:	67796
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2005	108	New Wind	3,476					
12/3/1992	627	Manual	500					WOOD BURNING STOVE
9/23/1992	467		15,000					24X27 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Measured	345	PATRIOT
10/27/1999	Meas/Inspect	243	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18813		Sq. Ft.	Site		0	70.	0.65	4			Golf co	25					861,341						861,300	

Total AC/HA: 0.43189 | Total SF/SM: 18813 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 861,341 | Spl Credit | Total: 861,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLACK W/ RED BRICK		
View / Desir:	V - Very Good		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.16546392
Const Adj.:	1.31826246
Adj $ / SQ:	145.957
Other Features:	113467
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608866
Depreciation:	113249
Depreciated Total:	495617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

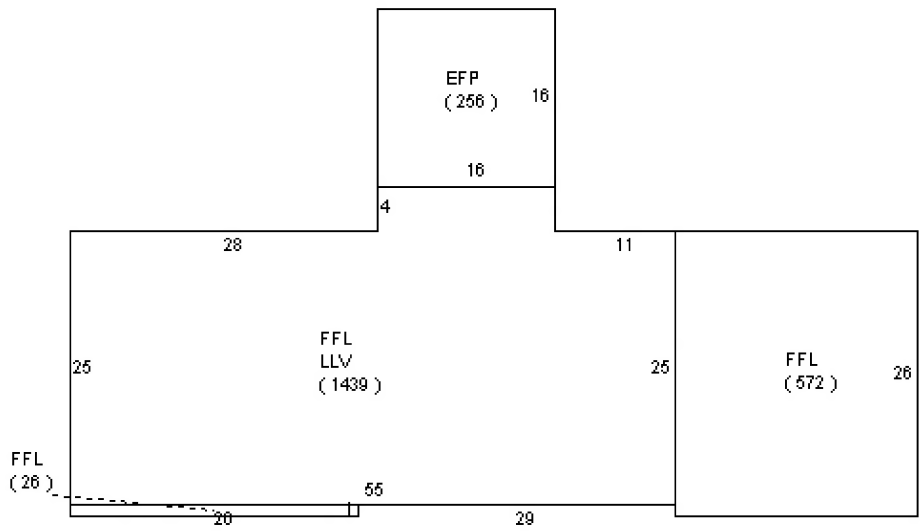
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.55
Special Features:	0	Val/Su Net:	132.80
Final Total:	495600	Val/Su SzAd	243.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,037	145.960	297,314
LLV	Lower Level	1,439	90.310	129,957
EFP	Enclos Porch	256	49.910	12,777

Net Sketched Area:	3,732			Total:	440,048
Size Ad	2037	Gross Are	3732	FinArea	2757

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X28	A	AV	1970	3.09	T	39.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800